

Fairfax Center Area Study Outcomes and Future Goals - DRAFT

July 15, 2016

Phase II Expected Outcomes

Goal: Establish expected outcomes for the working group in the second phase of the study, in terms of recommendations to the Planning Commission and the Board of Supervisors.

Land Unit Recommendations

- Recommend changes to land use plan for non-core areas and Centerpointe Church property, based on submission sites.
- Recommend revisions to land unit boundaries based on such implementation efforts as rezoning, development and roadway improvements.
- Recommend additional updates to land unit recommendations to reflect existing development.
- Recommend other editorial or factual modifications.

Areawide Policy Guidance

- Recommend revisions to plan guidance for each policy area (land use, transportation, the environment, etc.).
- Recommend a new section that establishes Core Area Vision and broad guidance for transit-oriented development in the area predicated on additional transportation analysis to define mitigation strategies.
- Recommend revisions to the Implementation section and the development elements.
 - At least remove or modify items that are outdated or superseded by more recent county policy.
- Recommend revisions to Use-Specific Performance Criteria
 - Evaluate possible addition of new category for mixed-use development.
 - Revise based on current policy and practice.

Plan Map Recommendations

- Evaluate and possibly recommend revisions to the Comprehensive Land Use Plan map to show baseline land use recommendations, instead of generalized purple pattern shown currently.

Phase III Expected Outcomes

Goal: Establish expected outcomes for the working group in the third phase of the study, in terms of recommendations to the Planning Commission and the Board of Supervisors. This phase is predicated on receiving funding for the VDOT Chapter 870 transportation analysis. This request will be advertised on July 26, 2016 and possibly appropriated in September 2017.

Land Unit Recommendations

- Recommend possible changes to the land use plan for core areas, based on submission sites. Transportation guidance may be modified as a result of land use changes.

Areawide Recommendations

- Recommend possible refinements of the Core Area Vision section or other Areawide guidance per proposed modifications to the core area land units.

Optional Task:

(Carried-over from FCA Study, Phase I; based on funding availability.)

Lee Highway Transportation Recommendations

- Conduct a transportation analysis of the recommendations for Lee Highway in the Transportation Master Plan. This work would focus on the unbuilt interchanges, and would center on solutions that would meet transportation needs in the area for all modes. An update to the Transportation Master Plan for this section of Lee Highway would be guided by the analysis conducted in this effort.